

## **Land Use Planning in the Context of Water Quality**

To prompt discussion, the group was asked, “Are local governments generally using quantified analyses for gauging the water quality impacts of alternative future land use scenarios?”

- In general the response was that quantified analyses are not used very much.
- It was noted that land use planners need to have the right people at the table. One jurisdiction noted that they have the methods but not the support of senior policy makers. Some jurisdictions are known to perform quantified analyses; however, the linkage to water quality standards is not exact.
- It was also noted that land use planners need a starting point. Several requested that the State tell each local government where the impairments are, and what they are. Include map.
- Next, they requested basic information on “How do you account the deficits/credits?” They were directed to Appendix E of the Implementation Guidance, “Nonpoint Source Nutrient Loading Assessments Using Chesapeake Bay Program Land Use Loading Coefficients.”
- It was noted that having analytical tools isn’t always sufficient. It is necessary to have guidance on how to use the tools and avoid misuse.
- They recommended that the State provide technical assistance.
- They also suggested that efforts need to be made to “Speak the same language” (e.g. geography).
- On the subject of tracking efforts, State representative urged participants to show due diligence.
- The example of needing to account for increased loads associated when converting a forested area to suburban development helped to clarify a distinction between meeting Stormwater regulations and maintaining consistency with a TMDL. Some participants urged MDE to ensure that local decision makers understand that TMDL consistency is more than following the SWM regs, that is, that land development actions can’t further degrade the water quality as well.